

**HONEYVILLE CITY
PLANNING COMMISSION MEETING
NOTICE AND AGENDA**

Notice is hereby given that the **regular meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday, 16 December, 2015 at 7:00 p.m.**, in the Honeyville City Hall, 2635 West 6980 North Honeyville, UT 84314. Interested citizens are invited to attend.

Meeting called to order – Steve Bullock

Invocation – Steve Bullock

Note of conflict of interest if any

Zoning Administrator Report

7:10 - Public hearing - Rezone property from agriculture to industrial (Tom Nagao Property)

Business:

- A. Micah Capener - Rezone Request - 7400 North 3600 West
- B. Adam Gardiner - Call's Fort Subdivision Phase 2 Final Plan
- C. Frank May SkiDoo - Site Plan
- D. Brent Bailey - Conditional Use Permit to Operate a Gravel Pit
- E. Sid Keller - Subdivision Concept Plan
- F. 2016 Meeting Schedule and Opening Ceremonies

Approval of previous minutes – Minutes of November 18, 2015

Agenda items for next month

Adjournment

Minutes of the
Planning Commission Meeting
November 18, 2015

The Honeyville City **Planning Commission** met in **regular session** on **18 November, 2015** at 7:00 p.m. in the Honeyville City Hall. Present were Ronda Bingham, Bob Kosbab, Keith Dunham, Steven Bullock, Layne Huff and Mary Bingham. Jeremy Call was excused.

Meeting called to order by Steven Bullock at 7:00 p.m.

Invocation – Steve Bullock

Note of conflict of interest if any – Mary Bingham and Ronda Bingham noted that they live near the property that will be reviewed and discussed in regards to the proposed rezone, item C below.

Zoning Administrator Report – Report was discussed and reviewed.

Business:

- A. **Adam Gardiner - Call's Fort Phase 2 Final Plan** - Adam Gardiner is waiting on the letter from Bear River Canal Company which has not been issued yet. This item will be on next month's agenda.
- B. **Duane Call - Duane Call Subdivision Final Plan** - Duane Call is requesting final approval for a subdivision which will be located on 3600 west. They have met all the requirements to receive final approval. City Engineer, Chris Wight has reviewed it and has recommended approval. Ronda Bingham made a motion to approve Duane Call Subdivision final plan, Mary Bingham second the motion. Motion passed 6 - 0.
- C. **Micah Capener - Discuss Rezone** - Micah Capener is representing Tom Nagao with the process of rezoning their property from agriculture to industrial. Planning Commission reviewed the process of applying for a rezone and recommend a public hearing be held next month. Steve Bullock made a motion to hold a public hearing on December 16, 2015 for rezoning this property, Bob Kosbab second the motion. Motion passed 6 - 0.
- D. **Frank May SkiDoo - Site Plan** - This property consists of two parcels and they would like to do a boundary adjustment for setback purposes. The road adjoining this property has already been dedicated on the east side of 3600 West and does not need to be addressed. Planning Commission will review and recommend to City Council the boundary adjustment and site plan before a building permit can be issued.

The property owners plan to construct the building on the far north side of the property for drainage purposes and it would be more visible from the freeway as well as far enough away from the intersection at 6900 North and 3600 West. Widening the road and water pressure was also discussed. Chris Wight will review whether or not the road needs to be widened. Jordon Andersen, Fire Chief issued a letter stating that there is confirmation from Box Elder County Fire Marshall that the building will be accepted by the fire department as long as it is fully protected by a fire sprinkling system, with a fire department connection.

The foregoing minutes were taken and typed by Emily Ketsdever.

Date Approved _____

Emily Ketsdever, Zoning Administrator

Steven Bullock, Chairman

RF